



3 Gregory Street  
Mauchline, KA5 6BY  
P.O.A.

**GREIG**  
*Residential*





# Gregory Street

Mauchline, KA5 6BY

Ideally located in a sought after residential area within the historical town of Mauchline, this exceptional two bedroom detached bungalow offers convenient access to all local amenities and transport links. Boasting spacious, all on the level accommodation complete with contemporary neutral decor throughout. This rarely available property occupies a generous and prominent plot complete with spacious, low maintenance private gardens, ample off street parking and a garage, making it an ideal choice that is sure to captivate even the most discerning buyers.





#### Porch

1.44m x 0.83m (4' 9" x 2' 9") Access is given via outer double UPVC doors to a welcoming entrance porch offering tiled flooring and a door leading to the hallway.

#### Hallway

1.86m x 4.61m (6' 1" x 15' 1") The spacious hallway boasts neutral decor, practical double door sliding door storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen, two bedrooms and bathroom.

#### Lounge/Dining

6.26m x 5.53m (20' 6" x 18' 2") Generously proportioned main apartment featuring an open plan layout to dining area, crisp white decor, plentiful space for free standing furniture, fitted carpet, a double glazed window to the front and double sliding doors overlooking and giving access to the rear gardens.

#### Kitchen

3.29m x 2.23m (10' 10" x 7' 4") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for cooker, washing machine and fridge freezer, stainless steel sink and drainer, tiled flooring, a double glazed window to the rear and a door leading to the rear porch.

#### Rear Porch

1.26m x 1.25m (4' 2" x 4' 1") The rear porch boasts double glazed windows to two aspects offering garden views, tiled flooring and a door to the rear.

#### Bedroom One

3.42m x 3.24m (11' 3" x 10' 8") The master bedroom is a generous double with crisp white decor, fitted wardrobes providing plentiful storage, fitted carpet and a double glazed window to the rear.

#### Bedroom Two

3.43m x 2.76m (11' 3" x 9' 1") Spacious double bedroom offering neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the front.

#### Bathroom

3.43m x 1.66m (11' 3" x 5' 5") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, bath, shower cubicle with electric shower, tiling to walls and flooring and a double glazed opaque window to the side.

#### Externally

This property further benefits from low maintenance private gardens to the front, side and rear. The front garden has been fully laid to chips with a large mono blocked driveway to the side allowing for ample off street parking and leading to the detached garage. The rear garden is laid to decorative chips with mature bedding plants and a paved patio perfect for al fresco dining and entertaining.

#### Council Tax Band

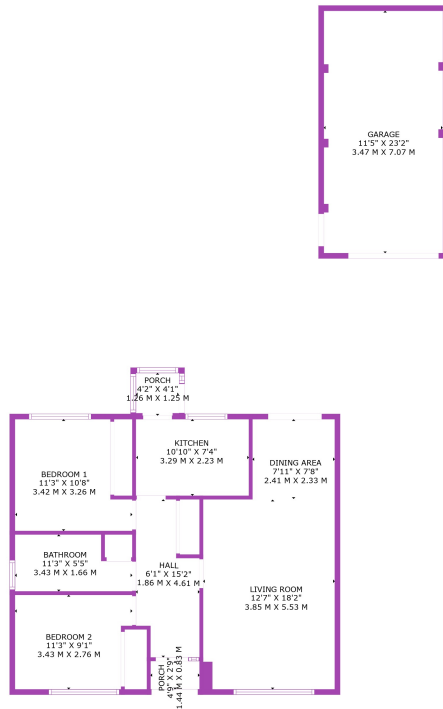
Band E

#### Disclaimer

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**TOTAL: 781 sq. ft, 73 m<sup>2</sup>**

**FLOOR 1: 781 sq. ft, 73 m<sup>2</sup>**

**EXCLUDED AREAS: PORCH: 30 sq. ft, 3 m<sup>2</sup>, GARAGE: 265 sq. ft, 25 m<sup>2</sup>**

**WALLS: 98 sq. ft, 7 m<sup>2</sup>**

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Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)

GREIG  
*Residential*